

GREENVILLE CO. S. C.

NOV 1 3 30 PM '72

OLLIE FARRNSWORTH  
F.M.C.

**MORTGAGE**

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THIS MORTGAGE is made this 28th day of April, 1972, between the Mortgagor, s., ELMER PHILLIP HENDRIX & BARBARA BREWER HENDRIX

and the Mortgagee, C. Douglas Wilson & Co. (herein "Borrower"), organized and existing under the laws of the State of South Carolina, whose address is Greenville, S. C. (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Eighteen Thousand Nine Hundred & No/100-- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2002;

To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note with interest common line of said lots, S. 11-16 W., 185.2 feet to an iron pin; thence N. 85-57 W., 100.76 feet to an iron pin at the joint rear corners of Lots Nos. 89 and 90; thence along the common line of said lots, N. 11-16 E., 197.8 feet to an iron pin on Knollview Drive; thence along the Southern side of Knollview Drive S. 78-44 E., 100 feet to an iron pin, the beginning corner.

RECORDING FEE  
\$4.00

8-23-76  
Union Springs and Loan Ass'n.

Witness: *J. Cepella, Ant. Sp.*  
*Eleanor S. Koukian*

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FILED  
GREENVILLE CO. S. C.

NOV 30 10 25 AM '72

OLLIE S. TANKERSLEY  
F.M.C.

Cancelled  
*Dennis S. Tankersley*  
F.M.C.

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

**UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:**

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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